

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts (appearing in Massachusetts General Laws (Ter. Ed.) Chapter 121, as amended) and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said Housing Authority Law and every other power thereunto enabling determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in Section 26J of the Housing Authority Law, and further determined in accordance with Sections 26KK and 26ZZ of said Law and all other powers granted by said Chapter 121 that a project for the assembly and renewal of said area, hereinafter called the "Washington Park Urban Renewal Area," described in "Annex A," ought to be undertaken in said City; and

WHEREAS, on January 16, 1963, the Redevelopment Authority approved and adopted an Urban Renewal Plan, as defined in said section 121, for the renewal of said area, said plan being entitled, "Washington Park Urban Renewal Plan"; and

WHEREAS, the Authority acting as the Planning Board of said City the City Council of said City and the State Housing Board have severally approved the said Renewal Plan and project and made appropriate findings in connection therewith, all in accordance with the provisions of law; and

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated March 15, 1963, and entitled, "Cooperation Agreement," providing among other things for a contribution

by said City in connection with the carrying out and completion of said Urban Renewal Plan; and

WHEREAS, public hearings on said Urban Renewal Plan and Washington Park Project have been held, after due notice, including public hearings by the said Redevelopment Authority; and

WHEREAS, the Boston Redevelopment Authority, with the written approval of the Mayor of the City of Boston and the State Housing Board, has entered into a Loan and Grant Contract, dated May 1, 1963, with the Housing and Home Finance Agency under Title I of the Housing Act of 1949, as amended, providing for Federal financial assistance in connection with the carrying out and execution of said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of the Housing Authority Law and said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority in accordance with the provisions of Section 26 P, subparagraph (b), of said Housing Authority Law has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter. Ed.) Chapter 79, Section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority, acting under the provisions of the Housing Authority Law and without limiting the generality of the foregoing section 26P, subparagraph (b), of General Laws (Ter. Ed.) Chapter 121,

and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements of travel in and to any and all public streets, highways, and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in "Annex B" attached hereto and made a part hereof as though incorporated herein in full and being shown on a plan drawn by Harry R. Feldman, Inc., Surveyors, Boston, Massachusetts, which sheets are respectively entitled, "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 1 to 26 inclusive.

AND FURTHER ORDERED that in accordance with the provisions of the General Laws, Chapter 79, Section 6, as amended, awards are made by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by the owner or owners and all other persons including all mortgagees of record having any and all interest in each parcel of the areas described in Annex B and entitled to any damages by reason of the taking hereby made; the word, "Parcel" as herein used being construed to mean any contiguous tract of land in the same ownership, whether or not such tract consists of one or more platted lots or a fractional part thereof. The Boston Redevelopment Authority reserves the right to amend the award or to increase the amount of damages to be paid at any time prior to the payment thereof for good cause shown. The awards hereby made are set forth in Annex C, which Annex C is not to be recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this order of taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the
Boston Redevelopment Authority have caused the Corporate seal of the
Authority to be hereto affixed and these presents to be signed in the
name and behalf of the Boston Redevelopment Authority.

Dated:

June 16, 1964

BOSTON REDEVELOPMENT AUTHORITY

By:

A. J. [Signature]
Stephen J. Clooney
James F. Colbert
Melvin J. Massucco
George J. Cardale

ATTEST:

Kenneth J. [Signature]
Secretary of the Boston Redevelopment Authority

ANNEX A

WASHINGTON PARK URBAN RENEWAL AREA

PROJECT AREA DESCRIPTION

That certain trace of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly side of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly side of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said line with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

Thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said line with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

WASHINGTON PARK URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of land are the only parcels taken

by this Order of Taking:

	<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
Revised	2	137	7
Revised	2	138	21
Revised	2	139	3
Revised	6	167A	14
Revised	6	167B	17
Revised	5	169	25
Revised	5	170B	10
Revised	5	171B	4
Revised	4	171C	28
Revised	4	171C	30
Revised	8	220	18
Revised	14	225	3
	23	234	14
	25	235B	9
Revised	21	235L	21
	24	235X2	3A
	9	240A	25
Revised	4	171C	37
Revised	15	235D2	6

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
Revised 15	235D2	7
Revised 12	239A	18
Revised 7	243	30

There is included within the above parcels the following parcel of registered land:

REGISTERED LAND PARCEL WITHIN TAKEN AREA

<u>Address:</u>	Wakullah Street
<u>Certificate No.:</u>	68754, Suffolk Land Registration
<u>Owner:</u>	City of Boston
<u>Purpose of Taking:</u>	Urban Renewal Area

SUPPOSED OWNERS

The supposed owners of the parcels of land hereby taken are as follows:

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
137-7	St. James & Danforth Pl.	City of Boston
138-21	Akron & Alpine Sts.	City of Boston
139-3	5-7 Alpine St.	City of Boston
167A-14	16 Rockland Ave.	City of Boston
167B-17	8 Mills St.	City of Boston
169-25	Cor: Wakullah & Rockland Sts.	City of Boston
170B-10	48 Rockland St.	City of Boston
171B-4	1-2 Hewes St.	City of Boston
171C-28	53-55 Rockland St.	City of Boston
171C-30	61-63 Rockland St.	City of Boston
220-18	213 Walnut Ave.	City of Boston
225-3	Harrishof & R. 71 Townsend St.	City of Boston
234-14	13 Homestead St.	City of Boston
235B-9	44 Maple St.	City of Boston
235L-21	8 Howland St.	City of Boston
235X2-3A	Next to 70 Brookledge St.	City of Boston
240A-25	Between 81 and 83 Munroe St.	City of Boston

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
171C-37	2-4 Regent Sq.	Etoye Wylie Wright
235D2-6	72 Holworthy St.	Jerry & Callie Coats
235D2-7	70 Holworthy St.	Jerry J. Coats et al
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]
243-30	38-44 Catawba St.	Broderick, Paul D. & Pauline Fessendan, Co-partners u/n of Dove Enterprises

- NOTE:
- 1) The Key Plan and Plans Nos. 2, 6, and 7 are recorded at Suffolk Registry of Deeds, Book 7785, page 461.
 - 2) Plans Nos. 4, 9, 10, 12, 13, 15, 18 and 22 are recorded at Suffolk Registry of Deeds, Book 7795, page 360.
 - 3) Plans Nos. 1, 3, 5, 8, 11, 14, 17, 19 and 23 are recorded at Suffolk Registry of Deeds, Book 7801, page 188.
 - 4) Plan No. 16 is recorded at Suffolk Registry of Deeds, Book 7820, page 544.
 - 5) Plan No. 21 is recorded at Suffolk Registry of Deeds, Book 7844, page 277.
 - 6) Plan No. 25 is recorded at Suffolk Registry of Deeds, Book 7854, page 508.
 - 7) Revised Plans Nos. 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 19, 20 and 22 are recorded at Suffolk Registry of Deeds, Book 7927, page 465.
 - 8) Revised Plan No. 21 is recorded at Suffolk Registry of Deeds, Book 7986, page 740.
 - 9) Revised Plan No. 10 is recorded at Suffolk Registry of Deeds, Book 8039, page 415.

ANNEX C

BOSTON REDEVELOPMENT AUTHORITY
WASHINGTON PARK URBAN RENEWAL AREA

AWARD OF DAMAGES

Award for ORDER OF TAKING dated

June 14, 1968

as follows:

	<u>Plan</u>	<u>Block</u>	<u>Parcel</u>	<u>Damages Awarded</u>
Revised	7	243	30	\$ 1,000.00

